

# RoundRobin

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RIBA

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## 30 Lisburne Road

(00)9001AR\_DESIGN & ACCESS STATEMENT

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author **Anca Mihalache**

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date 2 June 2021

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# PROJECT DATA

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**Project Address**

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**Anca Mihalache**

Project Architect

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# 1 OVERVIEW

## 1.1 Proposal

This report should be read in conjunction with the planning application drawings as listed on the Planning Application Form. The drawings provide a description of the existing and proposed materials for the development.

This application seeks planning permission for the following:

- The construction of a single storey brickwork rear extension to the ground floor, similar to other extensions on the same side of Lisburne Road at numbers 2, 10, 16, 18, 20, 40, 52, 54 (3.2m high). The rear extension will be approximately 2.5m deep, 5.5m wide and 3m high;
- Replacement of existing side infill rooflight and existing loft rooflight with double glazed rooflights;
- Replacing the existing composite frame double glazed rear windows with new double glazed windows; the structural opening will remain unchanged;
- Replacing the existing single glazed timber frame sash rear windows with matching double glazed windows; the structural opening will remain unchanged;
- Replacing the existing composite frame double glazed casement windows on the front elevation with matching double glazed casement windows.

The proposed materials are to harmonise with those existing on the property and will include London stock brickwork, composite frame doors to the rear, clear glass roof-lights on supporting timber or metal structure.

The additional 14 sqm will contribute towards the remodelled habitable space at the ground floor, providing an extended kitchen/dining room.

## 1.2 Site Description

The application site is located on the East Side of Lisburne Road. The house comprises of a three storey terraced dwelling house with a two storey rear projection, with an inhabited mansard loft as part of the original design, in a street of terraced residential properties.

Existing houses in the area are of similar scale and nature to the application site.

The host building is located within Mansfield Conservation Area. The house is not a Statutory or Listed Building, however it does make a positive contribution to the character and appearance of the Conservation Area, as highlighted in the Appraisal and Management Strategy.

### 1.3 Site Photographs



*30 Lisburne Road front of house*



*30 Lisburne Road rear garden*

## 2 PLANNING CONTEXT

### 2.1 Planning Policies

The proposal takes into account the policies and proposals in the Adopted London Plan, the Adopted Camden Local Plan and Supplementary Planning Documents:

**National Planning Policy Framework** (published 2012, updated 2019)

Section 12 Achieving good design

#### **London Plan 2016**

3.5 Quality & Design of Housing Developments

3.14 Existing Housing

7.1 Building London's Neighbourhoods and Communities

7.4 Local Character

7.6 Architecture

7.19 Biodiversity & Access to Nature

7.21 Trees & Woodland

#### **Camden Local Plan (2017):**

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

#### **Camden Planning Guidance:**

Home Improvements CPG Jan 2021

Amenity CPG Jan 2021

Mansfield Conservation Area Appraisal adopted Dec 2008

## 2.2 Planning History

The following planning application have been made for 30 Lisburne Road:

App Number	Proposal	Status	Registered
2010/4306/P	30 Lisburne Road: Erection of a ground floor rear extension and associated alterations to single family dwellinghouse.	Final Decision Granted	01/10/2010
2008/5915/T	30 Lisburne Road: Eucalyptus – reduce height and crown fit	Final Decision Granted	18/12/2008

## 2.3 Planning Precedents

The following similar planning application have been made in the Mansfield Conservation Area:

App Number	Proposal	Status	Registered
2018/4073/P	40 Lisburne Road: Erection of a single storey side and rear extension and replacement of all windows with matching double-glazed ones	Final Decision Granted	20/09/2018
2017/0517/P	16 Lisburne Road: Erection of a full width single storey rear extension, side return extension with small courtyard	Final Decision Granted	02/02/2017
2015/2860/P	2 Lisburne Road: Replacement of existing single storey extension with full width single storey rear and side return extension.	Final Decision Granted	23/06/2015
2014/2337/P	47 Lisburne Road: Erection of a single storey rear extension	Final Decision Granted	03/05/2013
2012/0271/P	54 Lisburne Road: Erection of full width infill extension to rear ground floor, replacement windows to front and rear elevations and installation of roof lights to front roof slope of dwellinghouse	Final Decision Granted	26/03/2012
2012/4540/P	17 Lisburne Road: Erection of a single storey rear extension	Final Decision Granted	04/09/2012
2012/2172/P	46 Lisburne Road: Erection of a single storey rear extension	Final Decision Granted	02/05/2012



## 3 DEVELOPMENT IMPACT ASSESSMENT

### 3.1 Design Impact upon Character and Appearance of the Conservation Area

Policies 7.4 and 7.6 of the London Plan (2016) state that development should incorporate the highest quality materials and design appropriate to its context and have due regard to the pattern and grain of the existing street in terms of orientation, scale, proportion and mass.

These are further reinforced and supported by policies A1, D1 and D2 of the Camden Local Plan, stating that developments should complement the street sequence, building pattern, scale, materials and detailing and should achieve a high standard of amenity for users and adjacent uses.

The proposal would represent an appropriate addition to the property in terms of architectural quality and consistency with the terrace sequence for the following reasons:

- The design of the extension has been carefully considered to ensure that the additional bulk and mass appears subservient to the host building and would not harm the amenity of neighbouring properties.
- The host building is a terraced house and the development is approximately 2.5m rear extension, less than the 3m extensions approved on the same street. The 3m eaves height is the same as that of similar size approved extensions (please refer to 2012/0271/P for No. 54 Lisburne Rd);
- The roof is designed as a flat roof with rooflights and the height is commensurate with the extensions to the properties on the same side of the road. Similar size single storey rear extensions appear to be typical of a number of these properties.
- The design, scale and proposed materials are harmonised with the host and neighbouring buildings. The proposal respects the scale and form of the local built environment.
- The proposed extension is located at the rear of the house, it will not be visible from public view and will not affect the visual appearance of the house when viewed from the street. It will therefore not bear a discernible impact on the character of the Lisburne Road street scene.

The overall scale and size of the single – storey flat roof extension would be sympathetic to the original dwelling and would be appropriate in the context of the prevailing pattern of development - the bulk and height and scale of development would be similar in scale and mass to other developments in the area.

### 3.2 Impact upon Residential Amenity

Policies 3.5 and 7.6 of the London Plan 2016 are relevant with regards to the impact of the proposal on neighbouring properties, requiring that buildings should not "cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate."

This objective is supported by Camden Local Plan 2017 which provides that new development must achieve a high standard of amenity for users and for adjacent users.

The proposed extension harmonises with the existing building by using London stock brick, whilst subtly indicating the modern date intervention through a possible variation of brickwork pattern and texture. The flat roof was considered appropriate in that it reduces the bulk and presents itself as a natural architectural form for a subservient extension.

The height and impact for daylight and sunlight levels of the proposed extension along the boundary line is similar to that of other similar extensions which recently secured planning consent (please refer to 2018/4073/P for No. 40 Lisburne Rd). No side eye level or high level windows would overlook the private areas of either neighbouring properties.

The remaining 33.3 m<sup>2</sup> amenity space in the rear garden is sufficient to serve the house, amounting to 44.7 m<sup>2</sup> together with the 11.4 m<sup>2</sup> front garden. This is more than 50% out of the original 65.8m<sup>2</sup> of garden space for the original terraced house.

All proposed materials ensure that the development is sympathetic to the existing building form, with a positive visual impact. The proposed extension will be an improvement to the existing blue painted render facade.

The proposal is in keeping with the host building and Conservation Area, and it would have no harmful impact on the residential amenity of neighbouring occupiers.

## 4 CONCLUSIONS

To sum up, the proposed changes are to the rear of the host building and are not directly visible from the public realm.

The alteration will provide a higher standard of living accommodation to the inhabitants and improved connectivity with the garden.

The overall scale and size of the single-storey flat roof extension would be sympathetic to the original dwelling and would be appropriate in the context of the prevailing pattern of development. The bulk and height and scale of development would be similar in scale and mass to other developments in the area.

The proposal is in keeping with the host building and the Conservation Area, and it would have no harmful impact on the residential amenity of neighbouring occupiers.

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